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1

CASE # _____
PLAN REVIEW # _____

**APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)**

GENERAL MODIFICATION WAIVER

APPLICANT: DANTAG ENTERPRISES (AMNON LUTFAK)

AUTHORIZED AGENT (if applicable): LAMME + MISI URBAN STUDIO

STREET ADDRESS: 2803 CREST

LEGAL DESCRIPTION: Subdivision - HOMEWOOD HEIGHTS

Lot(s) 22 Block D Outlot 14 Division B

ZONING DISTRICT AND NEIGHBORHOOD PLAN: ROSEWOOD

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

REQUEST: up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or gross floor area >2300 sq ft.
- ☐ Maximum Linear feet of Gables protruding from setback plane
- ☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

- ☐ Side Wall Length Articulation

Please briefly and thoroughly

DUE TO THE TOPOGRAPHY OF THE SITE AND THE PRESENCE OF
TREES THE BUILDABLE AREA IS SEVERELY RESTRICTED. IN
ORDER TO AVOID ISSUES RELATED TO SOIL EROSION, THE DESIGN
CALLS FOR A SLIGHT INCREASE IN ALLOWABLE FAR TO ACCOMMODATE
MINIMUM PARKING REQUIREMENTS.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

B1
2

**APPLICATION TO THE RESIDENTIAL DESIGN
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DESIGN GUIDELINE CONSIDERATIONS:

1. Are there any recommendations from the neighborhood plan team for this development?

There were no recommendations from the neighborhood
plan team

2. Does the development:

- a. Comply with the neighborhood design guidelines, if any

The project is consistent with design guidelines for
the Rosewood Neighborhood Plan.

- b. Provide consistency with the streetscape of the properties in the vicinity

In scale and design, this project draws on the
existing and developing qualities and character
of the neighboring residences.

- c. Provide consistency with the massing, scale and proximity of structures located on either side of or behind the development

The project is consistent with neighboring homes
in terms of massing and scale and would be
a little further removed from the street as the two
neighbors are actually closer than the 25' setback.

B1
3

d. Impact the privacy of adjacent rear yards

The project would not impact the privacy of the neighboring rear yards as the design proposal would keep any and all construction towards the street side and maintain the dense green space in the rear.

e. Impact the topography or lot shape

No impact to the lot shape and by maintaining the existing footprint at the front of the lot it would also limit impacts to the topography.

3. For a development of an entire block, will the development have a negative impact on the adjacent property?

Not applicable

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

B1
4

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1107 S 8th St.

City, State AUSTIN, TX Zip 78704

Phone 512 586 1951 Printed Name ALEXANDER D. RODRIGUEZ

Signature *Alexander Rodriguez* Date 5/12/14

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 2425 Independence Dr.

City, State Austin, TX Zip 78745

Phone 425-941-0037 Printed Name John Blackman

Signature *John L. Blackman* Date 5/8/2014

Representing Paladin Management, LLC.

**GENERAL INFORMATION FOR SUBMITTAL OF A MODIFICATION REQUEST TO
THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION**

B1
5

May 1st, 2014

City of Austin
One Texas Center
505 Barton Springs Rd.
Austin, TX 78704

RE: General Contractor
Lot 22, Block D, OLT 14, Div B Homewood Heights
2803 Crest
Austin, TX 78702

To the City of Austin,

Let it be known that we, the owners (Sun Unity Investments, LLC.), give full permission to the staff of Lamme & Misi Design Studio to act as the architect and representative for this property in front of the Austin Residential Design and Compatibility Commission for the above property.

Thank you for your assistance in this matter.

Regards,



Meng Teik Tan, Managing Member (Sun Unity Investments, LLC)

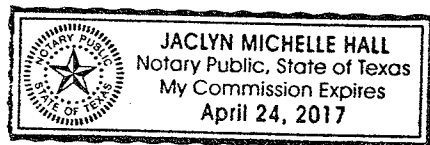
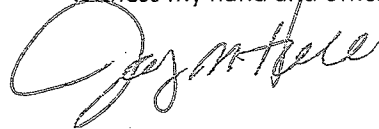
STATE OF TEXAS)

) ss.

COUNTY OF Fort Bend)

The foregoing instrument was acknowledged before me by Meng Teik Tan this 9 day of May, 2014.

Witness my hand and official seal.



Title of Officer: Jaclyn M. Hall

My commission expires: April 24, 2017

B1
6

May 1st, 2014

City of Austin
One Texas Center
505 Barton Springs Rd.
Austin, TX 78704

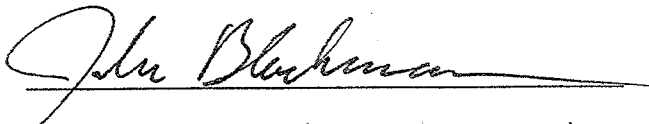
RE: General Contractor
Lot 22, Block D, OLT 14, Div B Homewood Heights
2803 Crest
Austin, TX 78702

To the City of Austin,

Let it be known that we, the owners (Paladin Management, LLC.), give full permission to the staff of Lamme & Misi Design Studio to act as the architect and representative for this property in front of the Austin Residential Design and Compatibility Commission.

Thank you for your assistance in this matter.

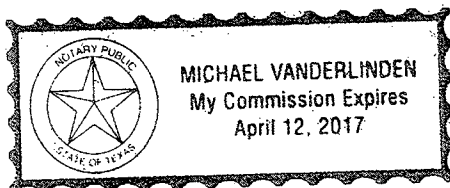
Regards,

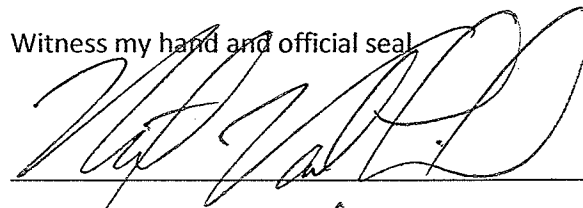


John Blackman, Owner (Paladin Management)

STATE OF TEXAS)
) ss.
COUNTY OF Travis)

The foregoing instrument was acknowledged before me by John Blackman this 9 day of May, 2014.



Witness my hand and official seal


Title of Officer: Notary
My commission expires: 4/12/17

B1
7

May 1st, 2014

City of Austin
One Texas Center
505 Barton Springs Rd.
Austin, TX 78704

RE: General Contractor
Lot 22, Block D, OLT 14, Div B Homewood Heights
2803 Crest
Austin, TX 78702

To the City of Austin,

Let it be known that we, the owners (H2i, LLC.), give full permission to the staff of Lamme & Misi Design Studio to act as the architect and representative for this property in front of the Austin Residential Design and Compatibility Commission for the above property.

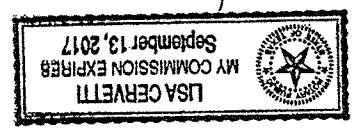
Thank you for your assistance in this matter.

Regards,

Bryan Hancock
Bryan Hancock, Owner (H2i, LLC)

STATE OF TEXAS)
) ss.
COUNTY OF Travis)

The foregoing instrument was acknowledged before me by Bryan Hancock this 9 day of May, 2014.



Witness my hand and official seal.

Lisa Cervetti

Title of Officer: Notary

My commission expires: September 13, 2017

B1
8

City of Austin Residential Permit Application <small>Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747</small>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">PR #</td> <td style="width: 50%; padding: 2px;">BP #</td> </tr> <tr> <td style="padding: 2px;">Assigned</td> <td style="padding: 2px;">Due Date</td> </tr> <tr> <td style="padding: 2px;">Review Date</td> <td style="padding: 2px;">Issue Date</td> </tr> <tr> <td style="padding: 2px;">Reviewed/Approved</td> <td style="padding: 2px;">Issued</td> </tr> </table>		PR #	BP #	Assigned	Due Date	Review Date	Issue Date	Reviewed/Approved	Issued
PR #	BP #										
Assigned	Due Date										
Review Date	Issue Date										
Reviewed/Approved	Issued										

Project Information	
Project Address: 2803 Crest Ave	Tax Parcel ID: 02091406350000
Legal Description: Lot 22, Block D Homewood Heights Travis County Texas	
Zoning District or PUD: SF 3 - NP	Lot Size (square feet): 7487.48
Neighborhood Plan Area (if applicable): _____ Historic District (if applicable): _____	
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
<small>Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.</small> Does this site currently have water availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> wastewater availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
<small>If no, contact Austin Water Utility to apply for water/wastewater taps or sewer extension request.</small> Does this site have or will it have an auxiliary water source? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>If yes, contact the Development Assistance Center for a Site Plan Exemption</small>	
Does this site front a paved street? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>(if applicable)</small>	
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Case # _____ Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.</small>	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> <small>Note: If yes, application for a tree permit with the City Arborist may be required.</small>	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y <input type="checkbox"/> N <input type="checkbox"/> <small>Note: Proximity to a floodplain may require additional review time.</small>	

Description of Work	
Existing Use: vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other _____	
Proposed Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other _____	
Project Type: new construction <input checked="" type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair <input type="checkbox"/> other _____	
# of bedrooms existing: 0 # of bedrooms proposed: 6 # of baths existing: 0 # of baths proposed: 5	
Will all or part of an existing exterior wall be removed as part of the project? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
<small>Note: Removal of all or part of a structure requires a demolition permit.</small> Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) New Duplex - 3 Bedroom, 2-full and 2-half baths on each side _____ _____ _____ _____	
Trades Permits Required: electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) <input checked="" type="checkbox"/>	

Job Valuation																	
Total Job Valuation: \$ 175,000 <small>Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.</small>	<table style="width: 100%;"> <tr> <td colspan="2">Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 175,000</td> </tr> <tr> <td>Bldg: \$ 144,000</td> <td>Elec: \$ 9,000</td> </tr> <tr> <td>Plmbg: \$ 12,000</td> <td>Mech: \$ 10,000</td> </tr> <tr> <td>Primary Structure: \$ 144,000</td> <td></td> </tr> <tr> <td>Accessory Structure: \$ 0</td> <td></td> </tr> </table> <table style="width: 100%;"> <tr> <td colspan="2">Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 0</td> </tr> <tr> <td>Bldg: \$ 0</td> <td>Elec: \$ 0</td> </tr> <tr> <td>Plmbg: \$ 0</td> <td>Mech: \$ 0</td> </tr> </table>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 175,000		Bldg: \$ 144,000	Elec: \$ 9,000	Plmbg: \$ 12,000	Mech: \$ 10,000	Primary Structure: \$ 144,000		Accessory Structure: \$ 0		Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 0		Bldg: \$ 0	Elec: \$ 0	Plmbg: \$ 0	Mech: \$ 0
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Plmbg: \$ 0	Mech: \$ 0																

B1
9

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	0	1319	1319
b) 2 nd floor conditioned area	0	1643	1643
c) 3 rd floor conditioned area	0	626	626
d) Basement	0	0	0
e) Covered Parking (garage or carport)	0	380	380
f) Covered Patio, Deck or Porch	0	235	235
g) Balcony	0	0	0
h) Other	0	0	0
Total Building Coverage (exclude b, c & d from total)	0	1934	1934
i) Driveway	0	286	286
j) Sidewalks	0	171	171
k) Uncovered Patio	0	0	0
l) Uncovered Wood Deck (counts at 50%)	0	0	0
m) AC pads	0	20	20
n) Other (Pool Coping, Retaining Walls)	0	0	0
Total Site Coverage	0	2411	2411
o) Pool	0	0	0
p) Spa	0	0	0

Site Development Information	
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)	
Existing Building Coverage (sq ft): 0	% of lot size: 0
Proposed Building Coverage (sq ft): 1934	% of lot size: 25.82
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)	
Existing Impervious Cover (sq ft): 0	% of lot size: 0
Proposed Impervious Cover (sq ft): 2411	% of lot size: 32.2
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478) Building Height: 29'6" ft Number of Floors: 2 # of spaces required: 4 # of spaces provided: 4	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC 6-353) Y <input checked="" type="checkbox"/> N <input type="checkbox"/> *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Width of approach (measured at property line): 12 ft Distance from intersection (for corner lots only): n/a ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	

B1
10

Subchapter F - 'McMansion'

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1 st Floor	0	1319		1319
2 nd Floor	0	1643		1643
3 rd Floor	0	0		0
Basement	0	0	0	0
Attic	0	626	626	0
Garage (attached)	0	0	0	0
(detached)	0	0	0	0
Carport (attached)	0	380	380	0
(detached)	0	0	0	0
Accessory building(s) (detached)	0	0		0

TOTAL GROSS FLOOR AREA 2962

(Total Gross Floor Area /lot size) x 100 = 39.56 Floor-To-Area Ratio (FAR)

- Is this project claiming a "parking area" exemption as described under Article 3? Y ☐ N ☒
- Is this project claiming a "ground floor porch" exemption as described under Article 3? Y ☐ N ☒
- Is this project claiming a "basement" exemption as described under Article 3? Y ☐ N ☒
- Is this project claiming a "habitable attic" exemption as described under Article 3? Y ☒ N ☐
- Is a sidewall articulation required for this project? Y ☒ N ☐
- Does any portion of the structure extend beyond a setback plane? Y ☐ N ☒

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure, or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

B1
11

Contact Information			
Owner	Paladin, H2i, Sun Unity	Applicant or Agent	Dantag Enterprises
Mailing Address	2425 Independence Dr Austin TX 78745	Mailing Address	1712 East Riverside Dr #285 Austin, TX 78741
Phone	425-941-0037	Phone	409-504-9618
Email	john.blackman@inner10dev.com	Email	aluffak@gmail.com
Fax		Fax	512-852-4689
General Contractor	Dantag Enterprises	Design Professional	
Mailing Address	1712 East Riverside Drive #285 Austin 78741	Mailing Address	
Phone	409-504-9618	Phone	
Email	aluffak@gmail.com	Email	
Fax	512-852-4689	Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
<p>I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.</p> <p>I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.</p> <p>If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.</p> <p>I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.</p> <p>I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.</p> <p>I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</p> <p>I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p>	
Applicant's signature: _____	Date: 3/14/14

B1
12

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9109 - fax
(512) 974-9779 - fax



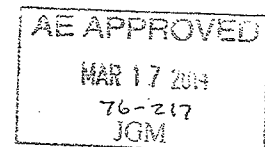
Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only

Responsible Person for Service Request <u>Dantay Enterprises</u>	
Email <u>alw@fakemail.com</u>	Fax <u>512 852 4679</u> Phone <u>409 504 9618</u>
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Remodeling
Project Address <u>2803 Crest Ave</u> OR	
Legal Description <u>Hinewood Heights</u> Lot <u>22</u> Block <u>D</u>	
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____	
<input checked="" type="checkbox"/> Overhead Service <input type="checkbox"/> Underground Service <input type="checkbox"/> Single-phase (1Ø) <input checked="" type="checkbox"/> Three-phase (3Ø)	
Location of meter _____	
Number of existing meters on gutter _____ (show all existing meters on riser diagram)	
Expired permit # _____	
Comments <u>Duplex</u>	
ESPA Completed by (Signature & Print Name) _____ Date _____ Phone _____	
Approved <input type="checkbox"/> Yes <input type="checkbox"/> No _____	
AE Representative _____	Date _____ Phone _____

Application expires 180 days after the date of approval
(Any change to the above information requires a new ESPA)

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.



Revised 2/14/2012

B1
13



Austin Water Utility
Water & Wastewater Service Plan Verification (WWWSPV)

Service Address: 2803 Crest Ave Austin, TX 78702
Lot: 22 Block: D Subdivision: Homewood Heights, Travis County
Existing Use: Vacant ☒ Single-Family Res ☐ Duplex ☐ Garage Apt. ☐ Other _____
Proposed Use: 2nd Structure ☐ Single-Family Res ☒ Duplex ☐ Garage Apt. ☐ Other _____
Existing # Baths 0 Proposed # Baths 5 Total number of bathrooms the meter will feed 5

Applicant's Name & Title: Danay Enterprises Date: 3-17-14 Phone: 409 504 9688

City of Austin Office Use
Water main size 6" CI Service stub size 1" - set up to two Service stub upgrade required: Yes ☐ No ☒
Existing meter # none Existing meter size n/a Upgrade required: Y ☒ N ☐ New meter size 2 - 5/8"
Existing water service line/meter location 1' R/LL
WW main size 8" conc WW Service line/clean-out location 1' L/RL
AWU Pipeline Engineering approval required: Yes ☐ No ☒
Comments: _____

AWU Engineer Representative: [Signature] Date: 3/17/14 Phone: 1512 972 2000
AWU Taps Representative: _____ Date: _____ Phone: _____

REVIEWED

MAR 17 2014

Water meters & wastewater clean-outs are not permitted in sidewalks or driveways.
Relocation of services necessary to remove them from proposed sidewalks or driveways shall be performed at the applicant's expense.
CONSUMER SERVICE DIVISION - TAPS
If the existing water meter was pulled for demolition, apply for a new building permit or contact Customer Care at 512-494-9400 to have the same size meter reinstalled within 120 days of meter removal to avoid city connect charges being applied.

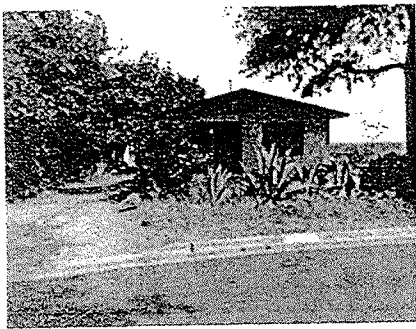
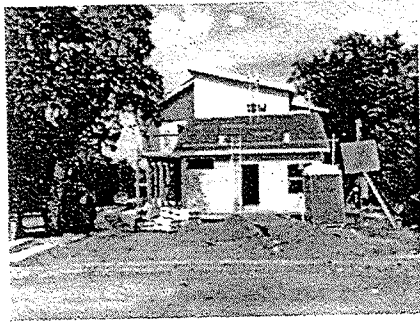
Verification expires 180 days after date of submittal

D1
14

2803 CREST AVE
NEIGHBORHOOD
CONTEXT PHOTOS



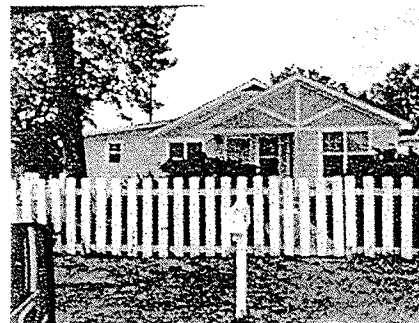
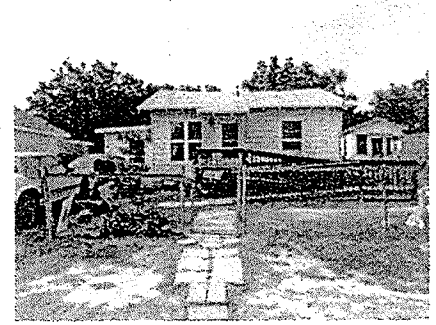
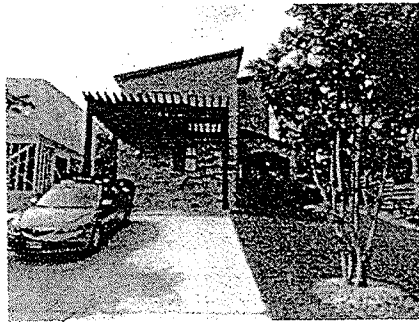
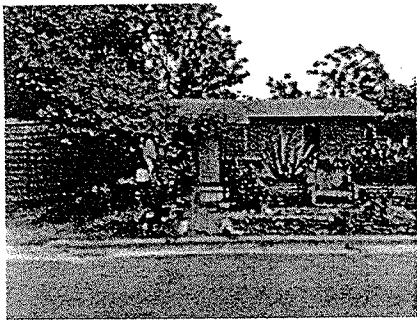
EXISTING STRUCTURE



2803 CREST AVE
NEIGHBORHOOD
CONTEXT PHOTOS



EXISTING STRUCTURE



NEIGHBORING/ADJACENT RESIDENCES

DL
16

PERMITTED
NEW DUPLEX

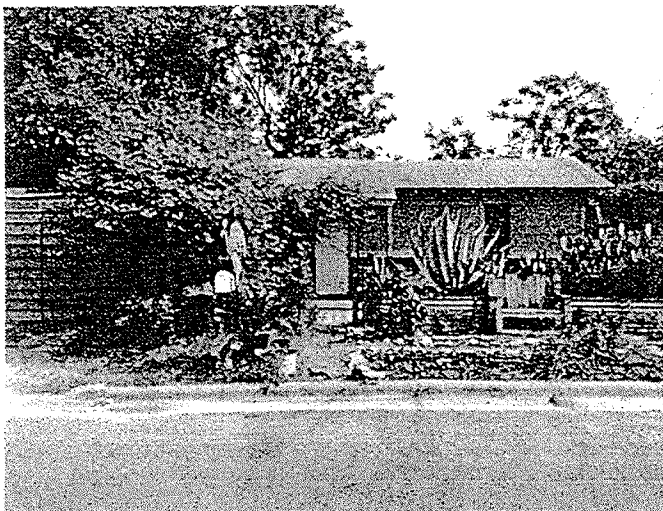


2800 CREST AVE (3,272 SF)

2802 CREST AVE (2,949 SF)



AERIAL MAP



2801 CREST AVE (480 sf)



2805 CREST AVE (1,344 SF)

B1
17

Property Search Results > 198881 H2I LLC & SUN UNITY INVESTMENTS LLC & for Year 2014

Property

Account

Property ID: 198881
 Geographic ID: 0209140635
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: LOT 22 BLK D OLT 14 DIV B HOMEWOOD HEIGHTS
 Agent Code:

Location

Address: 2803 CREST AVE
 TX 78702
 Neighborhood: E0535
 Neighborhood CD: E0535

Mapsco: 586S
 Map ID: 021011

Owner

Name: H2I LLC & SUN UNITY INVESTMENTS LLC & Owner ID: 1582809
 Mailing Address: PALADIN MANAGEMENT LLC
 4127 MASSEY WAY
 ROUND ROCK, TX 78681
 % Ownership: 100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$51,043	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$90,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$141,043	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$141,043	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$141,043	

Taxing Jurisdiction

Owner: H2I LLC & SUN UNITY INVESTMENTS LLC &
 % Ownership: 100.000000000000%
 Total Value: \$141,043

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$141,043	\$141,043	\$1,751.75
02	CITY OF AUSTIN	0.502700	\$141,043	\$141,043	\$709.02
03	TRAVIS COUNTY	0.494600	\$141,043	\$141,043	\$697.60
0A	TRAVIS CENTRAL APP DIST	0.000000	\$141,043	\$141,043	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$141,043	\$141,043	\$181.94
68	AUSTIN COMM COLL DIST	0.094900	\$141,043	\$141,043	\$133.85
Total Tax Rate:		2.463200			

Taxes w/Current Exemptions: \$3,474.16

Taxes w/o Exemptions:

\$3,474.17

B1
18**Improvement / Building**

Improvement #1: 2 FAM DWELLING State Code: B2 Living Area: 1200.0 sqft Value: \$51,043

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1980	1200.0
251	BATHROOM	* - *		1980	2.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1722	7500.00	50.00	150.00	\$90,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014		\$51,043	\$90,000	0	141,043	\$0 \$141,043
2013		\$36,951	\$56,250	0	93,201	\$0 \$93,201
2012		\$36,951	\$56,250	0	93,201	\$0 \$93,201
2011		\$36,951	\$56,250	0	93,201	\$0 \$93,201
2010		\$36,951	\$56,250	0	93,201	\$0 \$93,201
2009		\$43,953	\$56,250	0	100,203	\$0 \$100,203

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/8/2013	WD	WARRANTY DEED	TRAN HAU T & BICH T	H2I LLC & SUN UNITY INVESTMENTS LLC &			2013170490TR
2	10/25/1995	WD	WARRANTY DEED	PACE FRANK	TRAN HAU T & BICH T	12558	01591	
3	4/3/1981	WD	WARRANTY DEED	HYDE LINDA LOU	PACE FRANK	07369	00157	

Questions Please Call (512) 834-9317

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Website version: 1.2.2.3

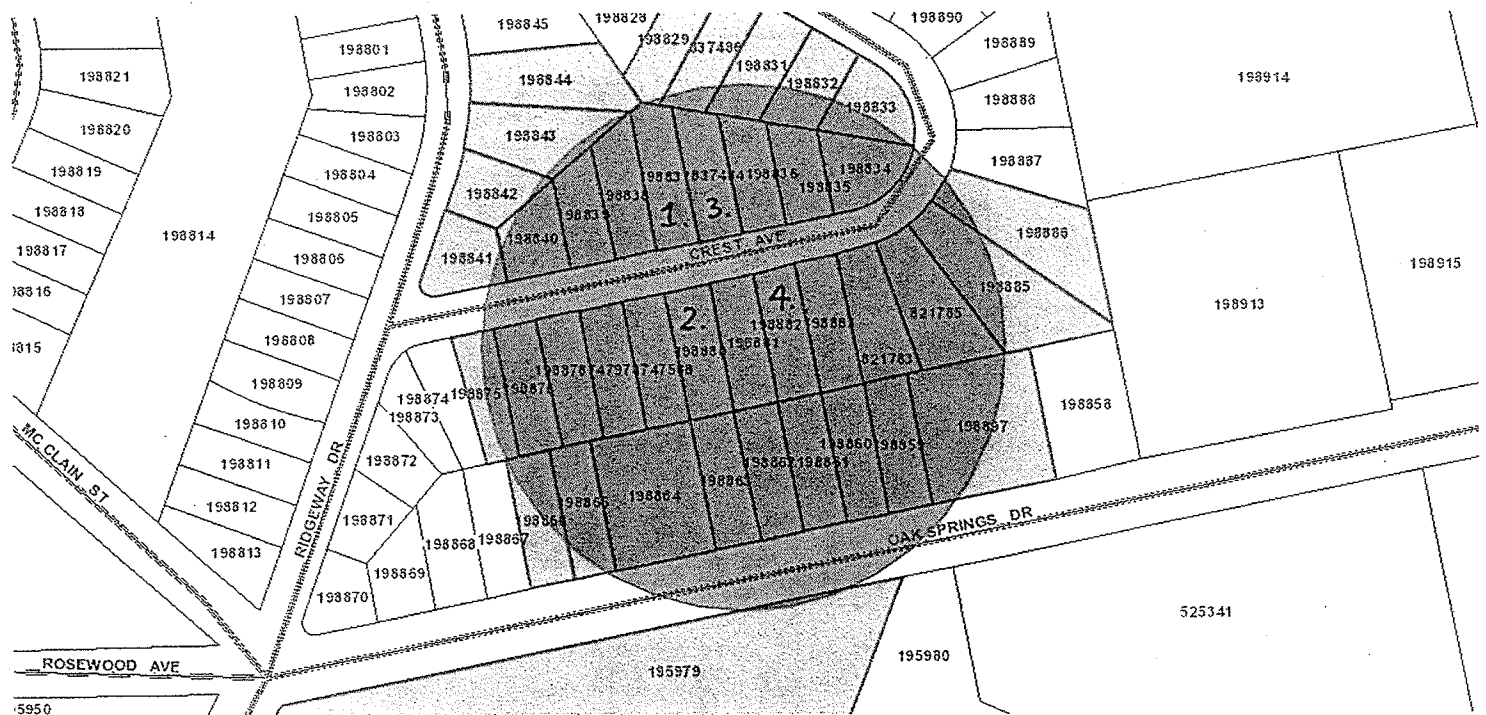
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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

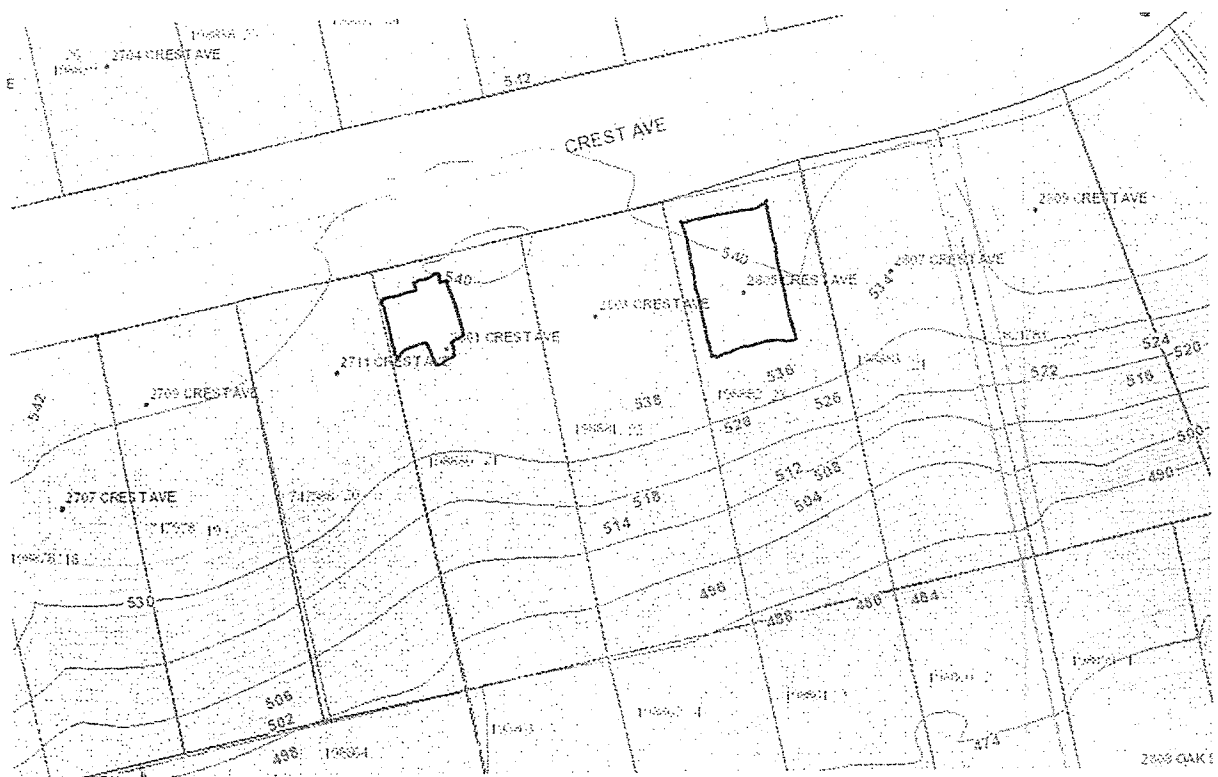
MAP OF RESIDENCES WITHIN A 300' RADIUS

B1
19



ADDRESS	PROPERTY ID	FAR (SQ.FT)
2700 CREST AVE	198841	1,120
2702 CREST AVE	198840	1,028
2703 CREST AVE	198875	NA
2704 CREST AVE	198839	NA
2705 CREST AVE	198876	1,122
2706 CREST AVE	198838	3,001
2707 CREST AVE	198878	2,100
2709 CREST AVE	747978	1,418
2711 CREST AVE	747588	NA
1. • 2800 CREST AVE	198837	3,272
2. • 2801 CREST AVE	198880	480
3. • 2802 CREST AVE	837484	2,949
2804 CREST AVE	198836	1,035
4. • 2805 CREST AVE	198882	1,344
2806 CREST AVE	198835	1,110
2807 CREST AVE	198883	947
2808 CREST AVE	198834	1,006
2809 CREST AVE	821783	1,814
2811 CREST AVE	821785	1,901
2813 CREST AVE	198885	NA
2718 OAK SPRINGS DR	198866	624
2720 OAK SPRINGS DR	198865	1,444
2722 OAK SPRINGS DR	198864	1,584
2800 OAK SPRINGS DR	198863	NA
2802 OAK SPRINGS DR	198862	3,672
2804 OAK SPRINGS DR	198861	NA
2806 OAK SPRINGS DR	198860	NA
2808 OAK SPRINGS DR	198859	791

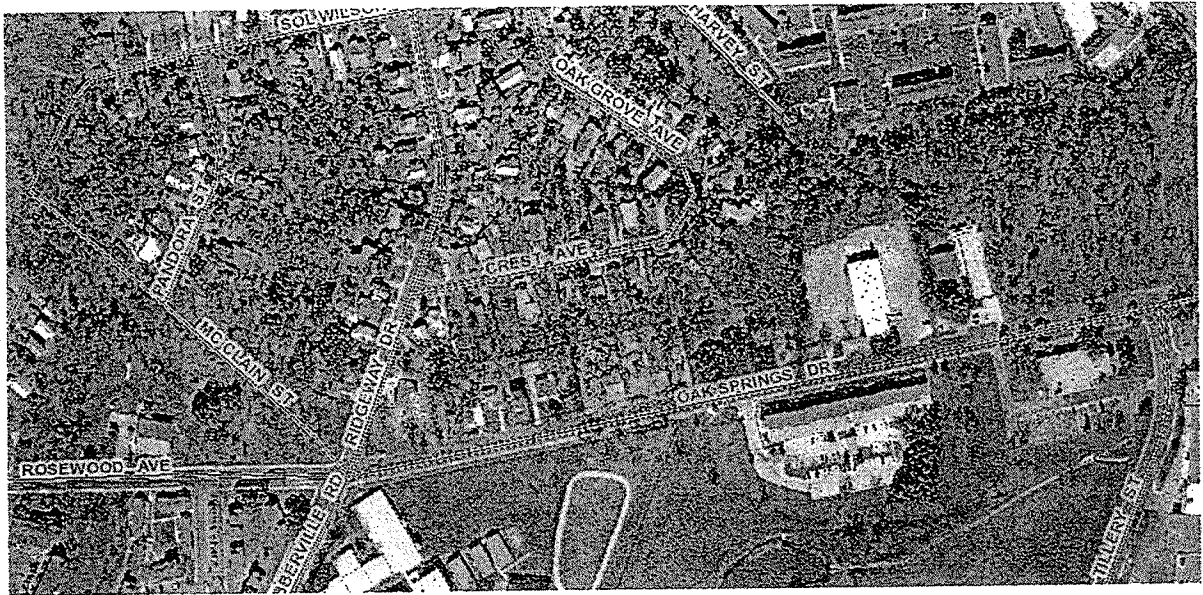
• - ADJACENT RESIDENCES



CITY OF AUSTIN GIS
DEVELOPMENT WEB MAP

AERIAL PHOTO WITH 300' RADIUS OF RESIDENCES

B1
21

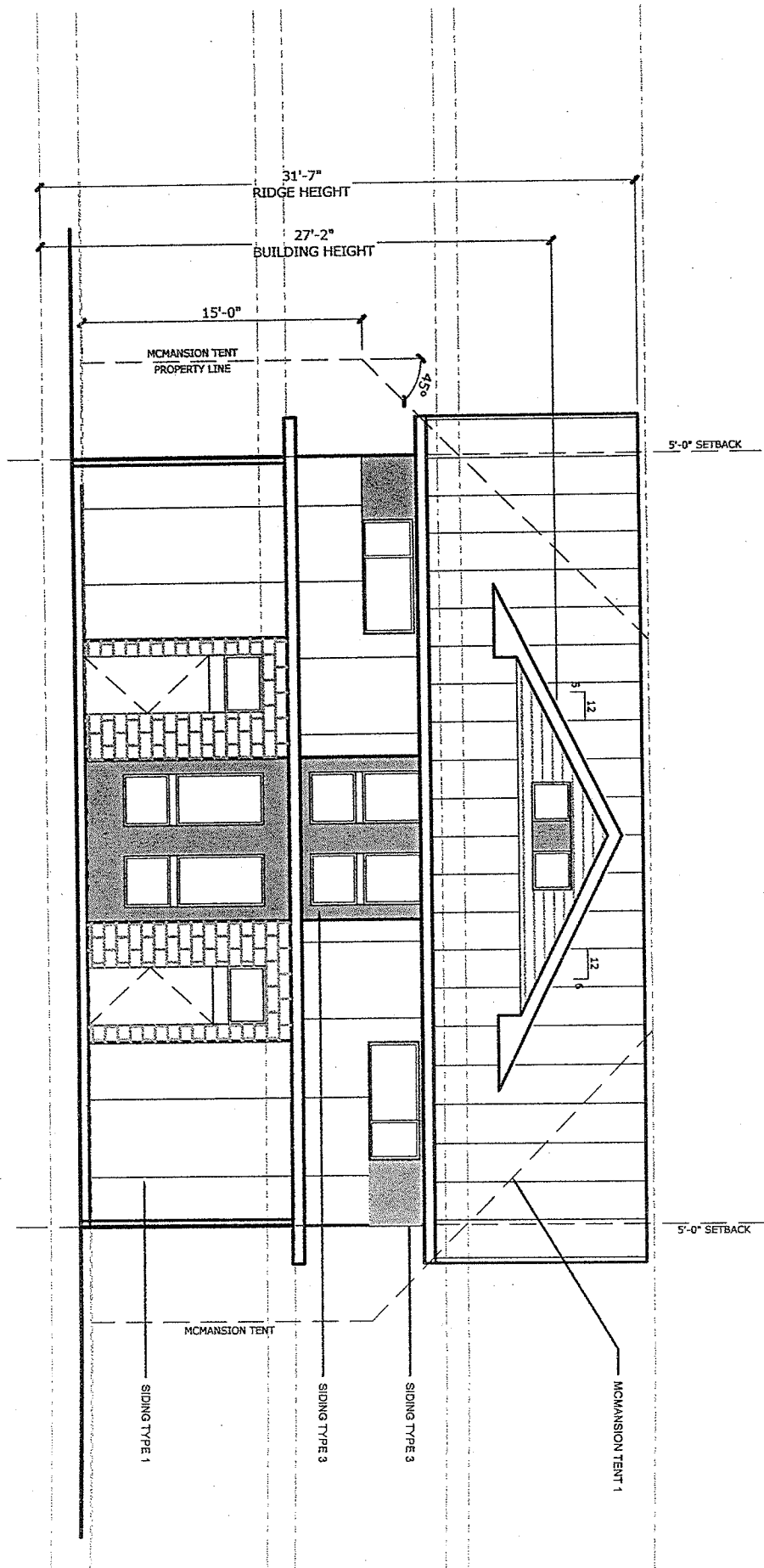


B1

22



B1
23



B1
24



City of Austin Residential Permit Application Master Comment Report

Original Submittal Date: March 17, 2014
Application Expiration: September 13, 2014
Comment-report Sent Date: April 5, 2014
Comment-report #: 1
Property: 2803 CREST AVE
Case #: 2014-026059 PR
Case Manager: Paul Yadro
Manager Contact: Paul.Yadro@austintexas.gov

This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, or information.

The application will be approved when all comments from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager or the appropriate reviewer(s).

Requirements:

- Write a separate letter or use this report to explain how each comment is being addressed and to note any questions you may have addressed with the reviewer.
- Submit updated drawings in 3 separated, assembled and stapled sets – correctly sized, and to-scale according to original intake requirements.
- Label any additional reviewer-specific paperwork accordingly.
- If information on the application is required or needs to be revised, you must provide these new sheets.
- If revisions of the site plan are required, the small format set must be re-stamped by Austin Energy and Austin Water Utility – as necessary.

Update Fees and Submittal:

You are advised to submit all requested information to clear these comments one (1) time. If there are comments remaining to be addressed on this comment report, it will be REJECTED and you will incur a review update fee (\$342.00 plus 4% development surcharge) on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1st) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2nd) floor of the OTC during Intake hours (MWF 8a – 11p, W 1p – 3p).

Update Deadline (LDC 25-1) and extensions:

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Contact your case manager to request an extension. Note that an extension may be granted only one (1) time and must be requested prior to expiration.

Online Reference:

Your project information is available online:

<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>

Technical Building Code Review - Beth Culver - 512-974-3111

1. VISITABILITY: Show compliance with R320 Visitability (See Ordinance No. 20140130-021 effective 2-10-14. *Exterior Visitable Route Section R320.7 is effective 7-1-2015*) including
 - a. Visitable bathrooms
 - b. Visitable light switches, receptacles, and environmental controls
 - c. Visitability bathroom route
 - d. Visitable dwelling entrance (no-step entry)
 - e. Ensure that structural foundation plan accommodates the no-step entrance requirement.
2. Submit 1 small and 2 large sets of foundation plan and details, sheets S1 & S2 respectively. Noted on Cover Sheet Drawing Index but not included with submittal.
3. If you have questions about the above comments that cannot be addressed via email or telephone and you would like to set up an appointment, please email me at beth.culver@austintexas.gov. ***I do not take walk-in appointments for projects under review; you must set an appointment or you will be turned away at the Intake window.***

Beth Culver, AIA
Plans Examiner
City of Austin Planning and Development (Residential) Review Dept.
Beth.culver@austintexas.gov
(512)-974-3111 office

Tree Ordinance Review - Jim Gobel - 512-974-2639

A tree permit review is required for this proposal, or the current tree permit does not match or address what is proposed. Please contact the City Arborist to initiate the tree review.

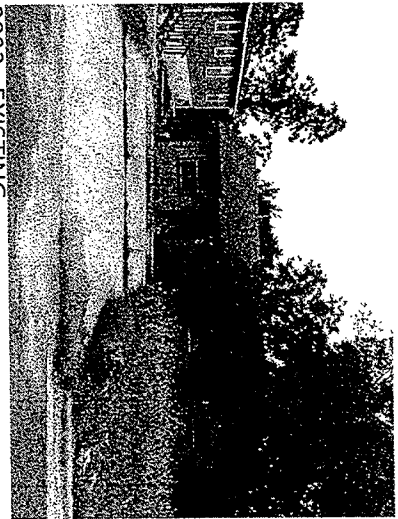
Residential Zoning Review - Paul Yadro - 512-974-3553

I have reviewed the above noted application and have the following comments that must be addressed before a permit will be released:

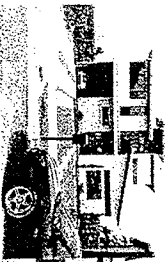
1. A total demolition permit for the existing structure at this site will be required prior to approval of this Plan Review. You need to contact or visit Michael Watson (2nd Floor/walk-in hours M,W, or F from 8a to 11a) to submit for a total demolition permit.
2. Add the Benchmark's spot elevation on the plot plan. You have labeled a "BM" but have not provided the spot elevation value.
3. As submitted, you have two attached garages because both parking areas only have one open side. In order to get a 450sf exemption for a carport per Sub-Chapter F – the carport must be open on at least two sides and the open sides are clear and unobstructed for at least 80% of the area measured below the wall plate to the finished floor to the carport. As submitted, at least one of the garages

will have to meet these criteria. Revise plans accordingly because as submitted, you only have a ^{0.1}26 valid 200sf exemption available and are exceeding the .40 maximum FAR.

4. On the floor plans submitted (RCPs), you have not given all of the ceiling heights for all of the rooms/areas included on the attic floor plan and the second floor. Any area on any floor that has a ceiling height greater than 15 feet counts twice per Sub-Chapter F. Based on the sections provided and the building elevations – it appears that you have multiple areas where the ceiling heights will exceed 15 feet. Plans must be revised or these areas must be counted twice and accounted for on Page 3 of the PR application.
5. For submittal of next update: submit 3 complete plan sets (2 full-size sets and 1 small-size) drawn to scale and Sealed by your Design Professional and 2 copies of Master Comment Report for this Plan Review.
6. When submitting next Update, make for certain to submit revisions that will address all comments. Do not piecemeal (submitting multiple updates to address rejection comments) your Updates because as of October 1, 2013 new Residential Review Fees have gone into effect for Plan Reviews and Plan Review Updates. As of October 1, 2013, the combined plan review fee covers the initial review and one (1) update. Note: After a Plan Review receives two rejections; a Plan Review Update Fee (\$342 + 4% Development Services Surcharge Fee) is automatically generated and must be paid before submitting future Updates. If you have unpaid fees on a Plan Review Application and attempt to submit Updates, our Intake Staff will not accept your Update and revised plans until any unpaid fees are paid.
7. Staff will hold the plans and application as submitted in our office. If you have questions regarding the comments or would like to make an appointment with the Zoning Reviewer, please contact Paul Yadro at Paul.Yadro@austintexas.gov or via phone at 512-974-3553.



2803 - EXISTING



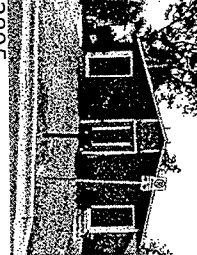
2811



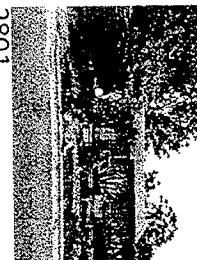
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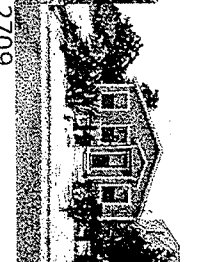
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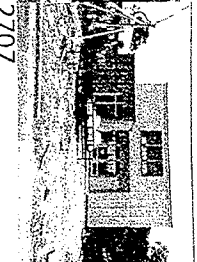
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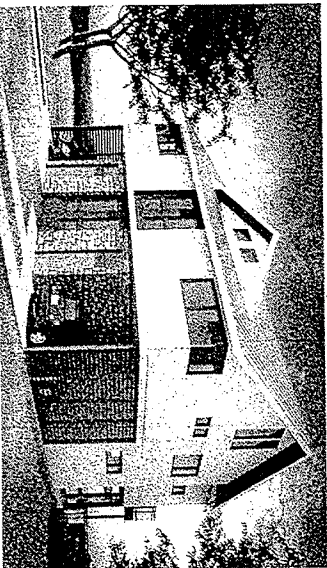
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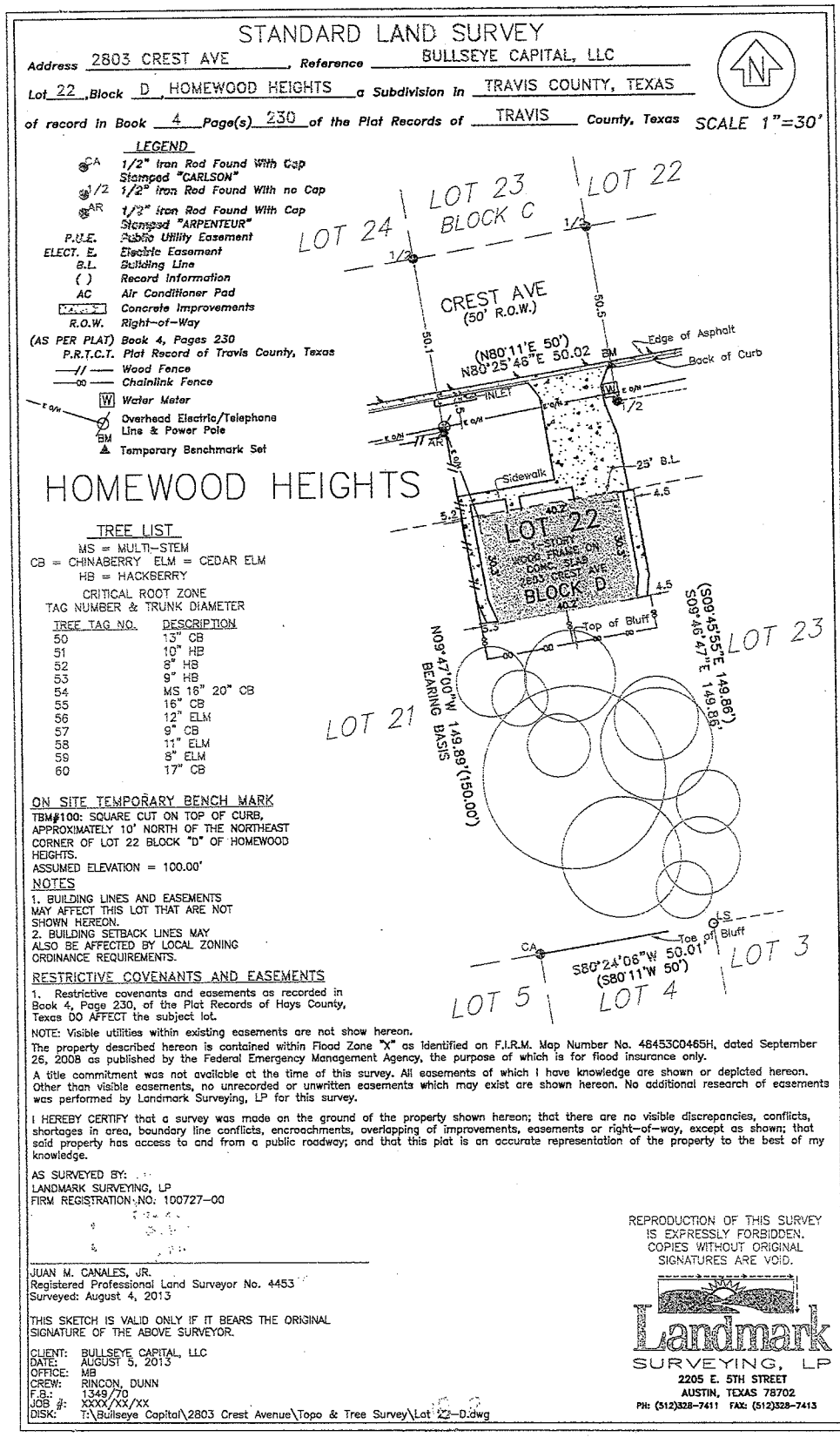


2705



2803 - PROPOSED

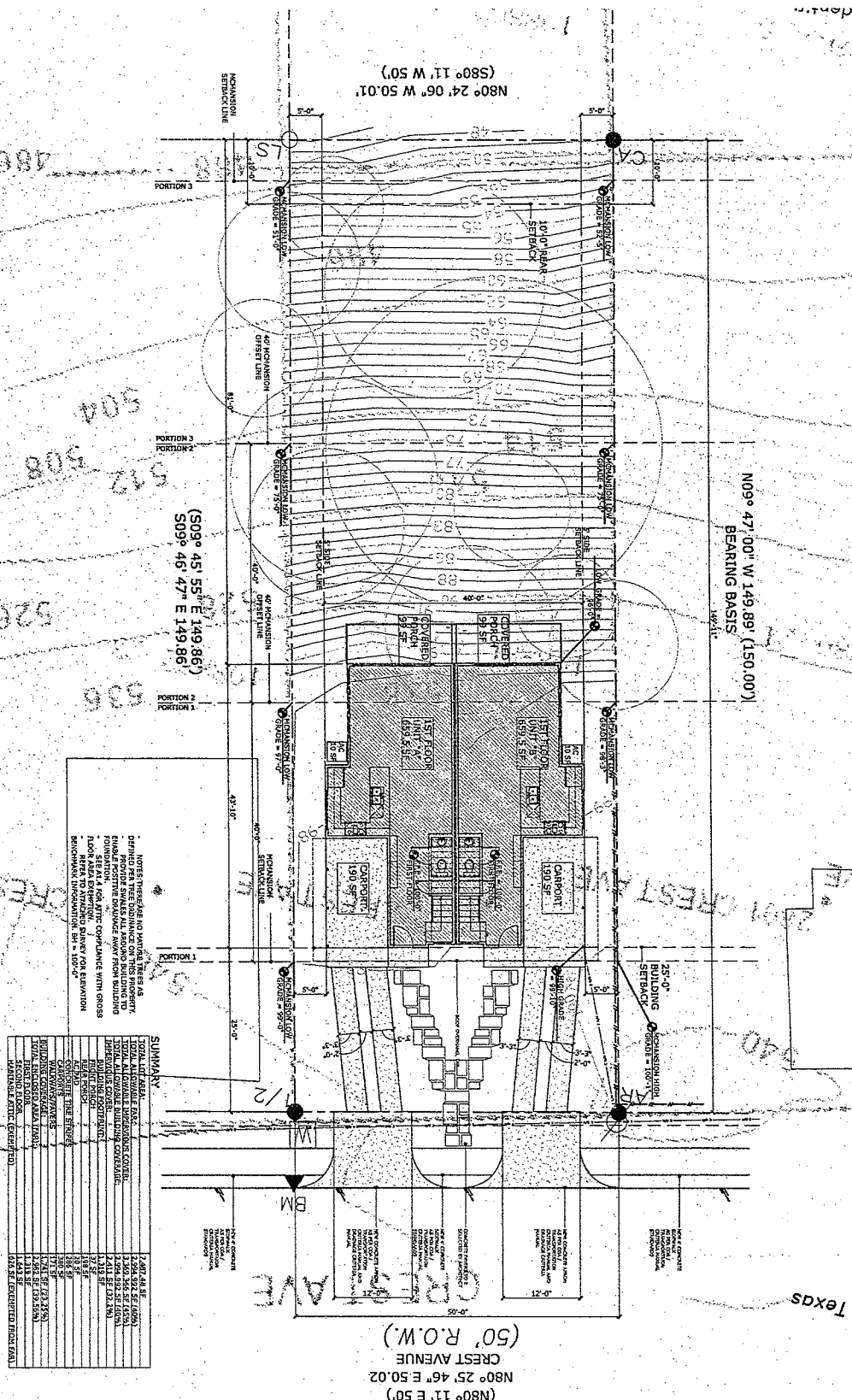
B1
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B1
29

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1 SITE PLAN
FULL SIZE SCALE: 1/8"=1'-0" (HALF SIZE SCALE: 1/16"=1'-0")



SUMMARY

TOTAL LOT AREA	2,297.44 SQ. FT.
TOTAL LOT AREA LESS:	
1. 10'-0" REAR EASEMENT	2,297.44 SQ. FT. (100%)
2. 10'-0" SIDE EASEMENT	2,297.44 SQ. FT. (100%)
3. 10'-0" REAR EASEMENT	2,297.44 SQ. FT. (100%)
4. 10'-0" SIDE EASEMENT	2,297.44 SQ. FT. (100%)
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89. 10'-0" REAR EASEMENT	2,297.44 SQ. FT. (100%)
90. 10'-0" SIDE EASEMENT	2,297.44 SQ. FT. (100%)
91. 10'-0" REAR EASEMENT	2,297.44 SQ. FT. (100%)
92. 10'-0" SIDE EASEMENT	2,297.44 SQ. FT. (100%)
93. 10'-0" REAR EASEMENT	2,297.44 SQ. FT. (100%)
94. 10'-0" SIDE EASEMENT	2,297.44 SQ. FT. (100%)
95. 10'-0" REAR EASEMENT	2,297.44 SQ. FT. (100%)
96. 10'-0" SIDE EASEMENT	2,297.44 SQ. FT. (100%)
97. 10'-0" REAR EASEMENT	2,297.44 SQ. FT. (100%)
98. 10'-0" SIDE EASEMENT	2,297.44 SQ. FT. (100%)
99. 10'-0" REAR EASEMENT	2,297.44 SQ. FT. (100%)
100. 10'-0" SIDE EASEMENT	2,297.44 SQ. FT. (100%)



PERMIT SET

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AUSTIN, TEXAS

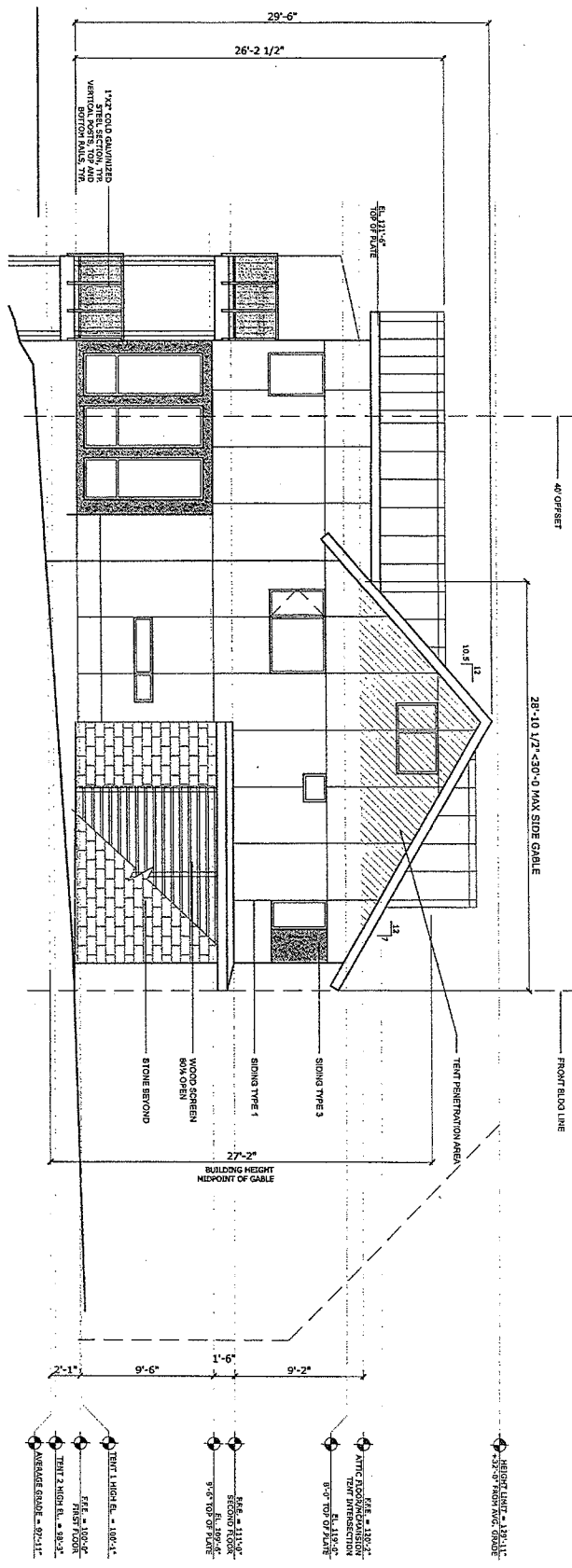


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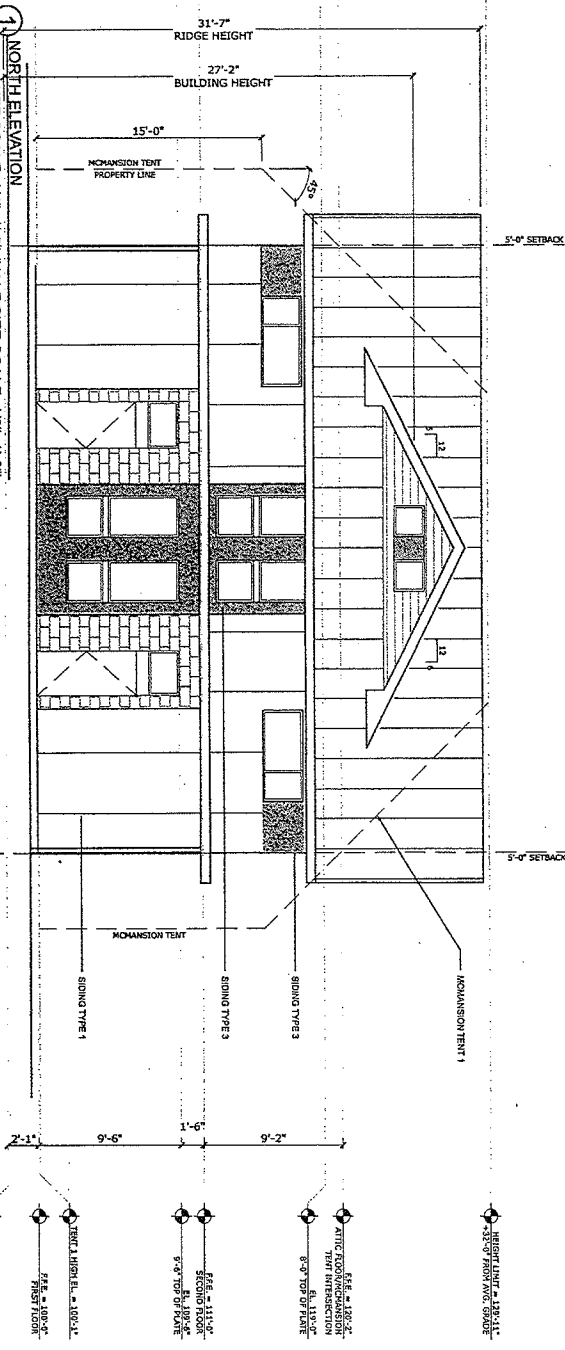
SITE PLAN	
DATE: 02.24.14	
JOB #: 13.026	
REVISION DATE	
CONTACT: LM	
DRAWN BY: LM	

A1.0

B1
30



2 EAST ELEVATION
FULL SIZE SCALE: 1/4"=1'-0" (HALF SIZE SCALE: 1/8"=1'-0")



1 NORTH ELEVATION
FULL SIZE SCALE: 1/4"=1'-0" (HALF SIZE SCALE: 1/8"=1'-0")

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GENERAL NOTES:
1. TYPE 1 SIDING: REFER CHART VERTICAL SIDING HARORE GROUP BY JAMES HARORE. 4"X8" PANELS. COLOR TO BE SELECTED BY ARCHITECT. VERTICAL JOINTS TO USE FLASHING MEMBRANE AS PER MANUFACTURER'S RECOMMENDATIONS. INSIDE AND OUTSIDE CORNER TERMINATIONS PER INSTALLATION. ENTIRE TRIM, FOLLOWING THEIR BEST PRACTICES.
2. TYPE 2 SIDING: SAME AS TYPE 1, EXCEPT WITH DIFFERENT COLOR, TO BE SELECTED BY ARCHITECT.
3. TYPE 3 SIDING: REFER CHART LIP SIDING, 6" EXPOSURE, "HARORE" GROUP BY JAMES HARORE. COLOR TO BE SELECTED BY ARCHITECT. ENTIRE TRIM, FOLLOWING THEIR BEST PRACTICES INSTALLATION.

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A3.0

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BUILDING ELEVATIONS	

